Page 1 of 2 4/13/2007 8:25:57 AM

Project Status Project Name: Van Cleve Apts East Main Address: 917 13th Ave SE Van Cleve (Phase I) Van Cleve (Phase I		<u> </u>											
Development Family w/Children Stabilization Preservation Preservation			Proposed: 8/8/2005 Approved: Closed: Complete: Impaction	Ма	in Addr Pr Alia Addit Addres	ess: oject ases: ional sses:	ghbo	rhood	:		917	I3th A	ve SE hase I)
Rehabilitation Stabilization Preservation Townhome Shelter Single Transitional Townhome Shelter Shelter Transitional Shelter	all constant and place of the	a pro- Nimes et	Occupancy Rental Ownership	APOSITION	UNIT 0BR 1BR	QTY 0 8	*********	UNIT 0BR 1BR	≤30% 0 8	≤50% 0 0	<60% 0 0	<80% 0 0	0
	Rehabilitation Stabilization Preservation	Townhome Coop Shelter Transitional	Family w/Children Senior Single Special Needs	FINS	3BR 4+BR TOT elter Un	9 0 35	I AFI	3BR 4+BR	0 0 8	9 0 27	0 0	0 0	0

The Van Cleve Apts East project is part of a three-phase, income-integrated development that will eventually include 236 housing units. This phase consists of a new 35-unit rental apartment building that is being planned by Van Cleve Apartments East LLC, a partnership of Project For Pride in Living and Cabrini House. Cabrini House has been providing supportive services in the University area to homeless and disabled individuals. Later phases will include 50 additional rental units and 151 ownership units.

Partnership: Van Cleve Apartments I	East LLC	Contact Information:
Developer:	Owner:	Consultant:
Sarah Larson	Barbara McCormick	
PPL	PPL	
1035 E Franklin Ave	1035 E Franklin Ave	
Minneapolis, MN 55404-2920	Minneapolis, MN 55404-2920	
Phone: (612) 455-5220 ext	Phone: (612) 455-5206 ext-	
Fax: (612) 455-5101	Fax: (612) 455-5101	
sarah.larson@ppl-inc.org	barbara.mccormick@ppl-inc.org	
Contractor:	Architect:	Property Manager:
	Noah Bly	PPL
	Urban Works Architecture, LLC	Phone: (612) 874-8512 ext-
	901 North Third St Suite 145	Fax:
	Minneapolis, MN 55401-	Support Services:
	Phone: (612) 455-3102 ext-	Cabrini House
	Fax: (612) 455-3199	Phone: (612) 331-7390 ext-
	nbly@urban-works.com	Fax: (612) 331-4436
CPED Coordinator:	CPED Legal:	CPED Rehab:
Jerry LePage	Shelley Roe	Dalene Lenneman
CPED	Phone: (612) 673-5086 ext-	Phone: (612) 673-5254 ext-
105 5th Ave S Suite 200	Fax: (612) 673-5112	Fax: (612) 673-5207
Minneapolis, MN 55401	CPED Support Coordinator	MPLS Affirmative Action
Phone: (612) 673-5240 ext-	Scott Ehrenberg	
Fax: (612) 673-5248	Phone: (612) 673-5067 ext-	
jerry.lepage@ci.minneapolis.mn.us	Fax: (612) 673-5259	

Page 2 of 2

71110100010111000	ing inventory r	Toject Data i							0.200. 0.20.	
-			<u>Project</u>		Project Nan	ne:		٧	an Cleve Ap	ts East
			Proposed:		Main Addre	ss:			917 13th A	Ave SE
			Approved: Closed:	✓	Proj	iect			Van Cleve (F	Phase I)
	mon P		Complete:		Alias	ses:				
	and make the			tion	Additio					
	a a mark		Impac Non-Impa		Address	•				
		100	○ Impacted		Ward: 2	Neighbo	orhood:			Como
(4) (4) (4) (4) (4) (4) (4) (4) (4) (4)			Occup		j	Housing P	roducti	on and Affo	ordability	
			Rental	CHEA	Z UNIT 0	QTY 🚡	<u>UNIT</u>	<u><30%</u> <u><50%</u>	<u> <60% <80% </u>	MKT
			Ownersh	in	≝ 0BR	0 🚽	0BR	0 0	0 0	0
Project Activity		elopment	House	<u>.</u>	g 1BR	8 8	1BR	8 0	0 0	0
	○ A	nent/Condo	✓ General	HINTO	\$	8 8 8 8 9 AFFORDABIL	2BR	0 18	0 0	0
✓ New Construction □ Rehabilitation	O Townh		L.	/Children	0 3BR	0 AF	3BR 4+BR	0 9	0 0	0
Stabilization	Coop		Senior		7	0 35 号	TOT	8 27	0 0	0
Preservation	Shelte	r	Single				101		-	
		tional	Special N	leeds	Shelter Units	s:		+ Con	version Units:	
Year Built:		red Site/Other	☐ Homeles	s	Section 8	8:				
		USES AI	VID DEDI	MANIEN	IT SOLIE	CES				
Drainet	llaas.	OSESA	AD I EN					-		
<u>Project</u>		Source / Progr	am	<u> PR</u>	<u>oject Permane</u> Amount		<u>es:</u> <u>%</u>	Term	Committed	
Land:	\$692,543.00	Wells Fargo	<u> </u>		\$50,37		<u>70</u>	<u>I CIRI</u>	<u>oommittee</u>	
Construction:	\$5,044,513.00	1st Mortgage	9		400,0 1					
Construction Contingency:	\$205,000.00	Met Council LCDA			\$386,89	3.00				
Construction		CPED			\$30,00	00.00			10/1/20	06
Interest:	\$0.00	Non Profit A	dmin		φ30,00	0.00			10/1/20	.00
Relocation:	\$0.00		ounty / Met Co	uncil	\$53,79	1.00			10/1/20	06
Developer Fee:	\$650,000.00	ERF / TBRA								
Legal Fees:	\$64,000.00	Green Comr	nunities		\$105,00	00.00			10/1/20	06
Architect Fees:	\$161,000.00	Green Comr	nunities							
Other Costs:	\$220,000.00	MHFA			\$500,00	00.00			10/1/20	06
Reserves:	\$235,000.00	FHLB	~		\$250,00	0.00			10/1/20	06
		FHLB								
Non-Housing:	\$0.00	Hennepin Co	ounty		\$270,00	0.00			10/1/20	06
TDC:	\$7,272,056.00	AHIF CPED			\$412,00	00.00	-		10/1/20	06
TDC/Unit:	\$207,773.00	AHTF (HOM	E)		¥ = ,00					
Financing LIHTC request of \$488		City of Minne	eapolis		\$415,00	0.00				
allocation approved by	City on October	City of Minne	anolie		\$400,00	0.00				
7, 2005 from its 2006 a	allocation.	· ·	Bond Proceeds	5 ,	φ400,00	0.00				
					\$4,399,00	0.00			10/1/20	06
·		Syndication	Proceeds							
		50 CPED	0.000 (0.5.5.5.						10/7/20	05
		LIHTC - \$48	s,828 (2006) 							
				TDC:	\$7,272,05	6.00				
I										
		1								

Page 1 of 2 4/13/2007 8:28:37 AM

		Project Status	Project Nam	ne:	1	Van Cleve	Apts West
	essu saleuelet - 1 Chrebelli fervilles :	Proposed: 7/27/2006	Main Addres	SS:		917 13	th Ave SE
		Approved:	Proje				e (Phase II)
		Closed:	Aliase			van olev	C (1 1103C 11)
		Complete:	Additior	nal			
		<u>Impaction</u>	Addresse	es:			
and the land of		Non-Impacted	Ward: 2	Neighbo	rhood:		Como
		○ Impacted	- 14000000000000000000000000000000000000	louging Dr	oduction and A		
		<u>Occupancy</u>					
		Rental	S UNIT C	XTY E	<u>UNIT <30% <5</u>		
		Ownership	OBR	0		0 0	0 0
Project Activity	Development	Household	200420	0 12 25 13 4 4 4 4 7 13		0 0	0 0
	Apartment/Condo	✓ General	₩ 2BR	25		5 0	0 0
New Construction	O Townhome	Family w/Children	3BR	13		3 0	0 0
Rehabilitation	Coop	☐ Senior	± 4+BR ₹ TOT	0 50 돌		8 0	0 0
Stabilization	○ Shelter	☐ Single	□ TOT	50 5	101 12 3	0 U	0 0
Preservation		☐ Special Needs	Shelter Units	:	+ Co	onversion Ur	nits:
Year Built:	Scattered Site/Other	Homeless	Section 8	3:			
	GEI	NERAL INFOR	MATION				
Van Cleve Apts East (Phase Phase III will consist of 151 or converted to housing.		•	,	-	•		be
Partnership: Van Cleve A	Apartments Wast II C			Contac	t Information:		
	_						
Developer: Barbara McCormick	<u>Owner</u>	<u>.</u>		Consulta	<u> 1111.</u>		
PPL							
1035 E Franklin Ave							
Minneapolis, MN 55404-292	20	•					
	ext						
Fax: (612) 455-5101							
barbara.mccormick@ppl-inc.	org				•		
Contractor:	Archite	ect:		Property	Manager:		
	Bart Ne			PPL			
	Urban '	Works Architecture, LLC		Phone: (6	812) 874-8511	ext-	
	901 No	orth Third St Suite 145			312) 874-6444		
		polis, MN 55401-			Services:		
		(612) 455-3105 ext-		Cabrini H			
		(612) 455-3199			812) 331-7390	ext-	
	bnelsor	n@urban-works.com		⊦ax: (6	31-4436		
CPED Coordinator:	CPED	Legal:		CPED F	Rehab:		
Jerry LePage	Shelley				enneman		
CPED		(612) 673-5086 ext-			612) 673-5254	ext-	
105 5th Ave S Suite 200		(612) 673-5112			612) 673-5207		
Minneapolis, MN 55401		Support Coordinator		MPLS A	Affirmative Action	<u>on</u>	
, ,		hrenberg					
Fax: (612) 673-5248		(612) 673-5067 ext-					
jerry.lepage@ci.minneapolis	.mii.us Fax:	(612) 673-5259					

Anordable nous		,	Project Status					
			Proposed: 7/27/2006	Project Name:		\	/an Cleve Apts	
			Approved:	Main Address:			917 13th A	ve SE
			Closed:	Project			Van Cleve (P	hase II)
	. It is the second		Complete:	Aliases:				
	THE REAL PROPERTY.	=111=	Impaction	Additional Addresses:				
	Distance (III di man		Non-Impacted		hborhood			Como
			◯ Impacted					COITIO
			Occupancy	Housin	g Product	ion and Af		
			Rental	Z UNIT QTY	<u>UNIT</u>		<u>% <60% <80%</u>	
			Ownership	<u>ĕ</u> 0BR 0	∰ 0BR	0 0		0
Project Activit	y Doy	elopment	Household	0 1BR 12	1BR	12 0		0
	○ Anothe	nent/Condo	✓ General	UNIT QTY OBR 0 1BR 12 2BR 25 O 3BR 13	UNIT OBR 1BR 2BR 3BR	0 2		0
New Construction	Townh		Family w/Children	S 3BR 13	3BR 4+BR	0 13		0
Rehabilitation Stabilization	Coop		Senior	4+BR 0 TOT 50	TOT	12 38		0
Preservation	Shelte	r	Single		<u> </u>	12 30	0 0	
- Freseivation	Transi		Special Needs	Shelter Units:		+ Co	nversion Units:	
Year Built:	Scatte	red Site/Other	Homeless	Section 8:				·
		LICEC A	ND DEDMANE	VIT COURSE	~			
		USES A	ND PERMANEI					
<u>Project</u>	Uses:		_	oject Permanent Sou				
Land:	\$488,837.00	Source / Progr	<u>am</u> .	Amount	<u>%</u>	<u>Term</u>	Committed	
Construction:	\$8,518,469.00	Met Council		\$485,722.00				
Construction			11-	¢45.650.00				
Contingency:	\$365,000.00	City of Minne	eapolis Bond Proceeds	\$45,650.00				
Construction _				A505.000.00				
Interest:	\$0.00	City of Minne	•	\$595,000.00				
Relocation:	\$0.00	TIF (pay-go)		407.005.00			44400	
		ERF / TBRA	ounty / Met Council	\$67,205.00			11/1/20	06
Developer Fee: =	\$940,000.00	Wells Fargo		\$306,832.00				
Legal Fees:	\$90,000.00	1st Mortgage	•	φ300,032.00				
Architect Fees:	\$236,000.00	CPED	•	\$30,000.00			11/1/20	06
Other Costs:	\$636,500.00	Non Profit A	dmin	, 400,000.00			1111120	
5	0004 500 00	CPED		\$670,000.00			12/22/20	06
Reserves:	\$281,500.00	AHTF (HOM	IE)	ψο, ο,οσοίου			,,	
Non-Housing:	\$0.00	Hennepin Co		\$500,000.00				
_		AHIF	ounty .	4 000,000.00				
TDC:	\$11,556,306.00	FHLB		\$200,000.00				
TDC/Unit:	\$231,126.00	FHLB		,				
Financing	Notes:	MHFA		\$650,000.00				
<u></u>				,,,,,,,,,,				
				\$25,000.00				
		Other Private	е					
				\$7,980,897.00				
		Syndication	Proceeds	, ,===,====				
		50 CPED					9/12/20	06
			8,680 (2007)					-
			TDC:	\$11,556,306.00				
						11 - 10 - 1		
	1							
	-							

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Page 1 of 2 4/16/2007 8:55:38 AM

Anordable riousing inventory riojec		
	Project Status	Project Name: Van Cleve - Habitat for Humanit
	Proposed: 4/1/2007	- Main Address: 917 13th Ave S
	Approved: Closed:	Project
	Complete:	Aliases:
		Additional
《大学》,"一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个	Impaction Non-Impacted	Addresses:
A Property of the Company of the Com	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Ward: 2 Neighborhood: Com
《多数》,《张志明》 即日日:"	Occupancy	Housing Production and Affordability
		Z UNIT QTY E UNIT <30% <50% <60% <80% MK
	Rental Ownership	UNIT QTY
		1BR 0 6 0 0 0 0
Project Activity Developm		1 2BR 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
New Construction Apartment/C		3BR 5 3BR 0 5 0 0 0
Rehabilitation Townhome	Family w/Children	4+BR 0 2 4+BR 0 0 0 0 0
Stabilization Coop	Senior	5 TOT 5 5 TOT 0 5 0 0 0
Preservation Shelter	Single	Shelter Units: + Conversion Units:
Year Built: Transitional	Special Needs	
Scattered Sit	e/Other Homeless	Section 8:
	GENERAL INFOR	MATION
The Van Cleve Habitat for Humanity townhomes is being developed by PPL as the master develo for Humanity.	is part of three-phased, income-inte per. This component of the project	egrated project which will eventually include 236 housing units that consists of the construction of 5 ownership townhomes by Habitat
Partnership:		Contact Information:
Developer:	Owner:	<u>Consultant:</u>
Susan Haigh		
Habitat for Humanity		
3001 4th St SE		
Minneapolis, MN 55414-3301		
Phone: (612) 331-4090 ext x-604 Fax: (612) 331-1540		
susan.haigh@tchabitat.org		
	-	Donash Managan
Contractor:	Architect:	Property Manager:
		Support Services:
CPED Coordinator:	CPED Legal:	CPED Rehab:
Jerry LePage	Shelley Roe	Dalene Lenneman
CPED	Phone: (612) 673-5086 ext-	` '
105 5th Ave S Suite 200	Fax: (612) 673-5112	Fax: (612) 673-5207
Minneapolis, MN 55401	CPED Support Coordinator	MPLS Affirmative Action
Phone: (612) 673-5240 ext-		
Fax: (612) 673-5248		

Affordable Housing Inve	ntory Project Data	Worksheet			4/16/2007 8:55:39 AI	M
		Project Status	Project Name:	Van Cle	ve - Habitat for Humanit	ty
		Proposed: 4/1/2007	Main Address:		917 13th Ave S	Ε
		Approved:	Project			\dashv
		Closed:	Aliases:			
	_= 11	Complete:	Additional			
ATC. ATT. Had A B		Impaction	Addresses:			4
双头	គីនគីវិត គ	Non-Impacted Impacted	Ward: 2 Neight	borhood:	Com	10
		<u> </u>	Housing	Production a	nd Affordability	
		<u>Occupancy</u>	Z UNIT QTY	UNIT <30%	<u> </u>	T
		Rental			0 0 0 0	٦
		Ownership	<u>σ</u> 1BR 0	1BR 0	0 0 0 0	
Project Activity	<u>Development</u>	<u>Household</u>	UNIT QTY OBR 0 1BR 0 2BR 0 3BR 5	2BR 0	0 0 0 0	_
✓ New Construction	•	General (Objection		3BR 0	5 0 0 0	4
Rehabilitation		☐ Family w/Children ☐ Senior	# 4+BR 0		0 0 0 0	—1
Stabilization		Single	5 TOT 5	TOT 0	5 0 0 0	ᆀ
Preservation		Special Needs	Shelter Units:		+ Conversion Units:	
Year Built:	Scattered Site/Other	Homeless	Section 8:			
	USES	AND PERMANE	NT SOUDCES			
Dust and Union	USES		roject Permanent Sour			
Project Uses:	Source / Pro		Amount	<u>ces.</u> <u>%</u> <u>Te</u> i	rm Committed	
Land: \$294,	900.00 City of Mi		\$153,793.00	<u> 70</u> <u>.10.</u>	THE COMMITTEE OF THE PARTY OF T	-
Construction:	\$0.00 TIF	·····oapono	, , , , , , , , , , , , , , , , , , , ,			
Construction Contingency:	\$0.00 Met Coun	cil	\$10,267.00			
Construction			\$175,000.00			
Interest:	\$0.00 Develope	r Equity	ψ17 0,000.00			
Relocation:		County / Met Council	\$22,340.00			_
Davidanas Fact 641	000.00 ERF / TB	<u>-</u>	4-2 ,0 10.00			
· · · · · · · · · · · · · · · · · · ·		TDC	\$361,400.00			
	500.00					
Architect Fees: \$30,	000.00	•				
Other Costs: \$24,	000.00					
Reserves:	\$0.00					
Non-Housing:	\$0.00					
Noti Flousing.	Ψο.σσ					
TDC: \$361,	400.00					
TDC/Unit: \$72,	280.00					
Financing Notes:						
The project costs only include PF assembly and site preparation corelated to Habitat's portion of the Van Cleve site. Habitat's cost of constructing the 5 townhomes is included.	osts overall					
	1.1					

jerry.lepage@ci.minneapolis.mn.us

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	Project Status	Project Name:	Van Cleve - PPL Townhomes
in the state of th	Proposed: 4/1/20 Approved:	Main Address:	917 13th Ave SE
	Approved: Closed:	Project	
	Complete:	Aliases:	
	Impaction	Additional Addresses:	
	● Non-Impacted	Ward: 2 Neighb	porhood: Como
	_ Impacted		
	Occupancy		Production and Affordability
	○ Rental	No. No.	UNIT <30% <50% <60% <80% MKT OBR 0 0 0 0 0
	Ownership	1BR 0	1BR 0 0 0 0 0
Project Activity Dev	relopment <u>Household</u>	75 1BR 0 2BR 0 0 3BR 7	2BR 0 0 0 0 0
A MEM CONSTITUCTION	ment/Condo	S 3BR 7	3BR 0 0 0 4 3
Rehabilitation		*'' 💆 4+BR 0 🖿	4+BR 0 0 0 0 0
Stabilization Coop	☐ Senior ☐ Single	5 TOT 7	TOT 0 0 0 4 3
☐ Preservation ☐ Shelte ☐ Trans		Shelter Units:	+ Conversion Units:
	ered Site/Other Homeless	Section 8:	1
	GENERAL INFO	RMATION	
Partnership:		·	act Information:
Developer:	Owner:	Consu	Itant:
PPL 1035 E Franklin Ave Minneapolis, MN 55404-2920 Phone: (612) 874-8512 ext Fax:			
Contractor:	Architect:	Proper	ty Manager:
	Noah Bly Urban Works Architecture, L 901 North Third St Suite 145 Minneapolis, MN 55401- Phone: (612) 455-3102 Fax: (612) 455-3199 nbly@urban-works.com	LC 5	rt Services:
CRED Coordinator	CPED Legal:	CDEL) Rehab:
CPED Coordinator: Jerry LePage	Shelley Roe		e Lenneman
CPED	-		: (612) 673-5254 ext-
105 5th Ave S Suite 200	Fax: (612) 673-5112		: (612) 673-5207
Minneapolis, MN 55401 Phone: (612) 673-5240 ext- Fax: (612) 673-5248	CPED Support Coordinate	or MPLS	S Affirmative Action

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Affordable Housi	ng Inventory P	roject Data V	Vorksheet					4/16	6/2007 8:5	7:08 AM
			<u>Project</u>		Project Na	me:		Van Cleve	- PPL Tow	nhomes
			Proposed:	 	Main Addre	ess:			917 13th	Ave SE
		//-	Approved: Closed:			oject				
		- L	Complete:		Alia	ses:				
		d - H			Additi					
A Friedrich			Mon-Impa		Addres					
	STATE STATE		○ Impacte		Ward: 2	Neighbo	orhood	:		Como
						Housing P	roduct	on and Affo	rdability	
	and the same of th	=	Occup	Jancy	Z UNIT	QTY 🗲	UNIT	<u><30%</u> <u><50%</u>	<60% <80	% MKT
			Rental Ournaral	hin	OBR	0 =	0BR	0 0	0 0	
			Ownersh	-	UNIT OBR 1BR 2BR 3BR	4FFORDABILITY	1BR	0 0	0 0	0
Project Activity		elopment	House		E 2BR	0 5	2BR	0 0	0 0	
New Construction	11 9	nent/Condo	✓ General	v/Children	S 3BR	7 岁	3BR	0 0	0 4	
☐ Rehabilitation ☐ Stabilization		one	☐ Senior	, ormatori	4+BR TOT	7	4+BR	0 0	0 0	
Preservation	○ Shelter	r	Single		5 тот	_7	тот	0 0	0 4	3
			Special	Needs	Shelter Uni	ts:		+ Conv	ersion Units	3:
Year Built:	111	red Site/Other	Homele	ss	Section	8:				
		USES AI	UD DED	NAANIER	IT SOLU	DOES				
	-	USES AI	ND PER							
<u>Project l</u>	<u>Jses:</u>	Sauras / Drawn		<u>Pr</u>	oject Perman			Tarm	Committe	
Land:	\$268,972.00	Source / Progra			<u>Amoun</u> \$316,4		<u>%</u>	<u>Term</u>	Committe	<u>∌0</u>
Construction:	\$1,295,000.00	TIF	apolis		ψ510,4	12.00				
Construction	#E2 000 00	Met Council			\$107,0	19.00			**	*
Contingency:	\$53,986.00	LCDA								
Construction Interest:	\$66,741.00	Hennepin Co	ounty / Met Co	ouncil	\$20,5	41.00				
mitoroot.	400,7 11.00	ERF / TBRA								
Relocation:	\$0.00				\$1,841,1	86.00				
Developer Fee:	\$185,000.00	Sales Procee	eds							
Legal Fees:	\$2,500.00			TDC:	\$2,285,1	58.00				
Architect Fees:	\$166,000.00									
Other Costs:	\$216,170.00									
Reserves:	\$30,789.00									
Non-Housing:	\$0.00									
TDC:	\$2,285,158.00									
TDC/Unit:	\$326,451.00									
<u>Financing</u>	Notes:									
	·									

jerry.lepage@ci.minneapolis.mn.us

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Allordable Housing inventory Projec		4/10/2007 0.50000 / Mil
	Project Status Proposed: 4/1/2007	Project Name: Van Cleve - Laux Ownership
	Approved:	Main Address: 917 13th Ave SE
		Project Aliases:
	Closed: Complete:	Additional
	<u> </u>	Addresses:
	Non-Impacted	Ward: 2 Neighborhood: Como
	○ Impacted	Housing Production and Affordability
一	Occupancy Occupancy	Z UNIT QTY > UNIT <30% <50% <60% <80% MKT
	Rental Ownership	VINIT QTY OBR 21 OBR 0 0 0 0 21
Project Activity Developme		9 1BR 87 1BR 0 0 0 0 87
Apartment/Co		2BR 27
New Construction Rehabilitation Apartment/Co	Family w/Children	5BR 4 4+BR 0
Stabilization Coop	Senior	Head of the second s
Preservation Shelter	Single	Shelter Units: + Conversion Units:
Year Built: Transitional	Special Needs e/Other Homeless	Section 8:
O Scattered Site	Homeless -	Section 6.
	GENERAL INFOR	MATION
is being developed by PPL as the master develop and 1936 storage elevator structures and is being	er. This component consists of 13	egrated project which will eventually include 236 housing units that 9 market rate units that will be located in the preserved headhouse
Partnership: Van Cleve Partners LLC	· · · · · · · · · · · · · · · · · · ·	Contact Information:
Developer:	Owner:	Consultant:
Jeff Laux		
1300 Nicollet Mall Suite 600		
Minneapolis, MN 55403-		
Phone: (612) 455-6848 ext		
Fax:		
jwlsr@aol.com		
Contractor:	Architect:	Property Manager:
		Support Services:
CPED Coordinator:	CPED Legal:	CPED Rehab:
Jerry LePage	Shelley Roe	Dalene Lenneman
CPED '	Phone: (612) 673-5086 ext-	Phone: (612) 673-5254 ext-
105 5th Ave S Suite 200	Fax: (612) 673-5112	Fax: (612) 673-5207
Minneapolis, MN 55401 Phone: (612) 673-5240 ext-	CPED Support Coordinator	MPLS Affirmative Action
Phone: (612) 673-5240 ext- Fax: (612) 673-5248		

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Affordable House	sing Inventory P	roject Data V	Vorksheet			4/	16/2007 8:	56:33 AM
	:	△	Project Status	Project Name:		Van Clev	/e - Laux C	Dwnership
			Proposed: 4/1/2007	Main Address:				th Ave SE
			Approved:	Project				
-			Closed:	Aliases:				
			Complete:	Additional				
		a l	Impaction	Addresses:				
			Non-ImpactedImpacted	Ward: 2 Neig	ghborhood	:		Como
				Housir	ng Product	ion and Aff	ordability	
	PROPERTY.		Occupancy		DN:		<u>% <60% <</u>	80% MKT
			Rental	OBR 21	⊟ 0BR	0 0		0 21
			Ownership	UNIT QTY 0BR 21 1BR 87 2BR 27 3BR 4 4+BR 0 TOT 139	UNIT OBR 1BR 2BR 3BR 3BR	0 0	0	0 87
Project Activit		elopment	<u>Household</u>	<u>2BR</u> 27	° 2BR	0 0	0	0 27
✓ New Construction	' <u>~</u> _	nent/Condo	✓ General	3BR 4	≟ 3BR	0 0		0 4
Rehabilitation	○ Townh	iome	Family w/Children	## 4+BR 0	4+BR			0 0
Stabilization	○ Coop ○ Shelte	r	Senior Single	5 TOT 139	₹ тот	0 0	0	0 139
Preservation	⊖ Sheite ⊖ Transi		Special Needs	Shelter Units:		+ Cor	nversion Un	its:
Year Built:		red Site/Other	Homeless	Section 8:				
		LICES AL	ND PERMANE	NT SOLIDOE	<u> </u>			1. 3.44.73
Project	Haar	USES A		roject Permanent So				
		Source / Progr		Amount	<u>%</u>	<u>Term</u>	Commi	tted
Land:	\$4,417,518.00	Source / Flogis	aiii	\$2,867,500.00	<u> </u>	101111	OOMAN	<u></u>
Construction:	\$27,287,500.00	Equity Contr	ribution	+=, ,				
Construction		City of Minne	eapolis	\$2,055,145.00				
Contingency:	\$272,872.00	TIF Revenue	·					
Construction Interest:	\$0.00	Met Council		\$344,622.00				
milerest.	Ψ0.00	LCDA						
Relocation:	\$0.00	Hennepin Co	ounty / Met Council	\$91,123.00		•		
Developer Fee:	\$400,000.00	ERF / TBRA	l.					
Legal Fees:	\$49,000.00			\$33,367,521.00				
Architect Fees:	\$60,000.00	Sales Proce	eds					
-			TDC	\$38,725,911.00				
Other Costs:	\$6,239,021.00							
Reserves:	\$0.00							

Non-Housing:	\$0.00							
TDC:	\$38,725,911.00							
TDC/Unit:	\$278,604.00							
					•			
<u>Financing</u>	notes:							